

1979, in the amount of Twenty One Dollars and Eleven Cents (\$21.11); making a total indebtedness due as of November 27, 1979, of Forty Eight Thousand Four Hundred Thirty Five Dollars and Thirty Cents (\$48,435.30), all of which will more fully appear by reference to the statement of mortgage claim heretofore filed.

(3) That there is contained in said real estate mortgage a provision that if default be made by the said Thelma Mae Watson, a/k/a Thelma Mae Wood, in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for Fredericktown Bank & Trust Company, or their Assignee, Howard R. Stepler, Jr., to sell the said real estate to satisfy and pay said debt, interest and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to execute the power of sale contained in said mortgage by reason of said default.

(4) That having first advertised the said real property at least once a week for three successive weeks to the date of sale in the Frederick News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear by the Certificate of Publication filed herewith as Exhibit #2, which is prayed may be taken and considered a part hereof, and after filing a duly approved bond, your Petitioner proceeded to sell said real estate at the Court House door in Frederick City, Frederick County, Maryland, on Wednesday, December 19, 1979, at 11:00 A.M., and your Petitioner attending said sale then and there sold the said real estate unto John W. Rippeon and Mary L. Rippeon, husband and wife, they being then and there the highest and best bidders at and for the sum of Fifty Six Thousand Dollars (\$56,000.00) which said purchasers have complied with the terms of sale and signed the Acknowledgment of Purchase and Affidavit filed herewith as Exhibit #3, which is prayed may be taken and considered a part hereof.